REGULAR MEETING MINUTES
THE HOUSING AUTHORITY OF MARION COUNTY, ILLINOIS
BOARD OF COMMISSIONERS
JUNE 23, 2026 – 12:00 PM
THE GREATER CENTRALIA CHAMBER OF COMMERCE
210 EAST BROADWAY, CENTRALIA, IL 62801

Present:
Chairwoman Nancy Lackey
Vice Chair Judith Meeks-Hakim
Commissioner Cheryl Eyre
Commissioner Chris Krupp

Absent:
Commissioner Ray Bowers
Commissioner Bo Baer

MCHA Staff:

Executive Director Kelly Tinsley
Executive Administrative Assistant Angie Clifton

Minutes

Call to Order

Chairwoman Nancy Lackey called the meeting to order at 12:04 PM.

1. Roll Call

A verbal roll call was taken, and the following Commissioners were physically present Nancy Lackey, Judith Meeks-Hakim, Chris Krupp and Cheryl Eyre. MCHA Executive Director Kelly Tinsley and Executive Administrative Assistant Angie Clifton were also present.

2. Public Comment

There were no comments from the public.

3. Approval of Minutes

The minutes of the Regular Meeting on May 26, 2026 were presented to the board. A motion was made by Commissioner Eyre to accept the Minutes as presented. Commissioner Meeks-Hakim seconded the motion. The motion carried unanimously.

4. Financial Reports

The Financial Reports for April and May were distributed to the Board for review. These reports included a combined balance sheet and income statement, the balance sheet and income statement for the COCC, AMP 1, AMP 2, AMP 3 and CFP report for 2024 and 2025, a financial analysis for each AMP, the balance sheet, income statement for Section 8 and ROSS, and a financial analysis for Section 8. Also included were credit card statements and check registers for AMP 1 Operating, AMP 2 Operating, AMP 3 Operating and COCC with CFP expenditures detailed.

Executive Director Kelly Tinsley discussed the financials noting there are a lot of expenses but they are normal expenditures. For Example, we paid 2 months of health insurance in May, 2 credit card payments, repaired the office roof, purchased stoves and refrigerators, replaced DVRs and treated for termites.

A motion was made by Commissioner Eyre to approve the Financial Reports. Commissioner Krupp seconded the motion and the motion carried unanimously.

5. Director's Report

Executive Director Tinsley provided the board with the June Director's Report. The following topics were discussed:

- The Centralia shop expansion has started. The concrete crew has been onsite and starting to prepare the foundation.
- In May we received over 1,000 applications. We discovered an applicant posted their letter they received from us on a Facebook group which started the spread of false information about our processes. This led to an influx of out of state applicants thinking that we do not have a residency requirement.
- Effective June 1st all required documents from applicants will need to be uploaded into the portal or brought into the office for copying. We will no longer accept required documents by email or fax.
- USIG will be conducting annual inspections in July and September. This year we split up the schedule to alleviate the number of work orders for repairs at one time.
- The Auditor will be in the office July 27th to conduct their field work.
- Our legal contract was expiring with an option to renew for 1 year and we signed the renewal.
- Our accounting contract will be expiring with an option to renew for 2 years and we will be opting for the renewal.
- We have updated wording on our website for the application process to indicate this is a pre-application process and eligibility will not be determined until after the in-person appointment.
- An update was provided regarding the Centralia City Streets and updates to the GIS.
- Commissioner Krupp provided an update regarding the County Board's efforts to fill Marva Bledsoe's vacancy. Anyone that would like to be considered for the vacancy should notify Chairwoman Lackey or Executive Director Tinsley. The County Board will vote at their July meeting.

6. Old Business

7. New Business

- Resolution #1344: Section 8 Tenant Paid Utility Allowance. After review and discussion, Commissioner Eyre made a motion to approve Resolution #1344. Commissioner Krupp seconded the motion and the motion carried unanimously.

- Resolution #1345: 2nd Quarter Charge-offs. After review and discussion, Commissioner Krupp made a motion to approve Resolution #1345. Commissioner Meeks-Hakim seconded the motion. A verbal roll call was taken, Nancy Lackey, Judith Meeks-Hakim, Chris Krupp and Cheryl Eyre and motion carried unanimously.

8. Keeping Closed Session Meeting's Minutes confidential and/or Destruction of Verbatim Records for record of meetings more than 18 months.

As there were no closed minutes or verbatim recordings to review no motion was needed.

9. Closed Session Per 5 ILCS 120/2(c)(21) Review of closed session minutes.

There was no necessity for the Board to adjourn to closed session.

10. Adjournment

There being no further business presented to the Board, Commissioner Krupp made a motion to adjourn the meeting. Commissioner Eyre seconded the motion and the motion carried unanimously. Meeting was adjourned at 12:53 PM.

Approved:

Nancy Lackey

Board of commissioners Chairwoman, Nancy Lackey